

AGENDA

“Combined Meeting”  
of  
The South Jordan City Council  
And  
Redevelopment Agency  
For  
October 7, 2008

City Council Chambers  
South Jordan City Hall  
1600 W. Towne Center Drive

6:00 P.M. – Regular Meeting

Cellular Phones and Pagers Must be Turned Off, or Set to Vibrate Only  
Upon Entering the City Council Chambers

W. Kent Money, *Mayor*  
Brian Butters, *Council Member*  
Kathie L. Johnson, *Council Member*  
Larry Short, *Council Member*  
Aleta Taylor, *Council Member*  
Leona Winger, *Council Member*  
  
John H. Geilmann, *City Manager*



## AGENDA

### CITY OF SOUTH JORDAN “COMBINED MEETING” OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY

OCTOBER 7, 2008

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY COUNCIL AND REDEVELOPMENT AGENCY WILL HOLD A “COMBINED” MEETING ON TUESDAY, OCTOBER 7 2008, IN THE CITY COUNCIL CHAMBERS, 1600 W. TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE CITY MANAGER AT 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. A CLOSED MEETING MAY BE HELD AT THE END OF THE MEETING, IF NEEDED. THE ORDER OF AGENDA ITEMS MAY BE CHANGED IF DEEMED APPROPRIATE BY THE MAYOR OR CITY COUNCIL. THE REGULAR MEETING WILL BEGIN AT 6:00 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

6:00 P.M.

#### **REGULAR MEETING**

##### **I. GENERAL BUSINESS**

- A. Welcome and Roll Call
- B. Opening Ceremony
  - 1. Invocation
  - 2. Pledge of Allegiance
- C. Motion to Approve Amended Agenda Items, If Any
- D. Minute Approval
  - 1. September 16, 2008

##### **II. AWARDS, PRESENTATIONS**

- A. West Jordan Mayor Newton and Staff Present Their Plans For A Regional Art Complex On Sugar Factory Road.
- B. Lewis LaVoie Presents Public Art Mural Project

##### **III. INFORMATIONAL ITEMS AND OTHER BUSINESS**

- A. CALENDARING ITEMS
- B. COMMENTS FROM MAYOR AND MEMBERS OF THE CITY COUNCIL
- C. CITY MANAGER BUSINESS

#### D. NEW BUSINESS

#### IV. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Speaker cards should be filled out in advance and given to the City Manager. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

#### V. SUMMARY ACTION CALENDAR

ALL MATTERS LISTED ON THE SUMMARY ACTION CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE ROLL CALL VOTE. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS MEMBERS OF THE GOVERNING BODY OR STAFF REQUEST SPECIFIC ITEMS BE REMOVED FROM THE SUMMARY ACTION CALENDAR FOR SEPARATE DISCUSSION AND ACTION.

- A. Appeal AP-2008-14, Application To Appeal Section 16.24.070 Of The City's Land Development Code Concerning Timely Commencement and Phasing of Construction for the Super Wal-Mart Located at South Jordan Parkway And Bangerter Highway; Lance Adams/Paclang (Applicant).
- B. Consideration Of Ordinance 2008-14, An Ordinance Amending Title 10 Of The South Jordan Municipal Code, Pertaining To Section 10.24.030 (Truck Routes) In South Jordan City.

#### VI. SUMMARY ACTION ITEMS HELD OVER

Should any items be removed from the Summary Action Calendar for discussion, they will be discussed at this time.

#### VII. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS

\*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

- A. **Public Hearing** – Regarding The Issuance And Sale Of Not More Than \$13,000,000 Aggregate Principal Amount Of Sales Tax Revenue Bonds, Series 2008 (The “Series 2008 Bonds”) Of The City Of South Jordan, Utah, For The Purpose Of Financing The Construction Of A Fire Station, Repairs To Roads, And Related Improvements, And Related Matters. (Finance Director Lundell)
- B. Potential Action Item By **City Council** – (See VII.A.)
- C. **Public Hearing** – Regarding Amended Redevelopment Project Area Plan and Draft Redevelopment Project Area Budget For The Gateway Central Redevelopment Project and Whether It Should Be Revised, Approved Or Rejected.(Brian Preece & Don Tingey)

- D. Potential Action Item By **RDA** – (See VII.C.) **RDA Resolution 2008-7**. A Resolution Of The South Jordan City Redevelopment Agency Passing Upon And Overruling Objections To The Amended Redevelopment Project Area Plan For The Gateway Central Redevelopment Project Area Except Insofar As Such Objections Are The Basis For Modifications Of The Plan.
- E. Potential Action Item By **RDA** – (See VII.C.) **RDA Resolution 2008-8**. A Resolution Of The South Jordan City Redevelopment Agency Approving and Adopting The Amended Project Area Plan For The Gateway Central Redevelopment Project Area As The Official Urban Renewal Project Area Plan For The Gateway Central Redevelopment Project Area.
- F. Potential Action Item By **RDA** – (See VII.C.) **RDA Resolution 2008-9**. A Resolution Of The South Jordan City Redevelopment Agency Passing Upon And Overruling Objections To The Draft Urban Renewal Project Area Budget For The Gateway Central Redevelopment Project Area Except Insofar As Such Objections Are The Basis For Modifications Of The Budget.
- G. Potential Action Item By **RDA** – (See VII.C.) **RDA Resolution 2008-10**. A Resolution Of The South Jordan City Redevelopment Agency Approving And Adopting The Draft Urban Renewal Project Area Budget For The Gateway Central Redevelopment Project Area As The Official Urban Renewal Project Area Budget For The Gateway Central Redevelopment Project Area.
- H. Potential Action Item By **City Council** – (See VII.C.) **Ordinance 2008-15**. An Ordinance Adopting The Gateway Central Redevelopment Project Area Plan, As Approved By The South Jordan Redevelopment Agency, As The Official Urban Renewal Project Area Plan For The Gateway Central Redevelopment Project Area, And Directing That The Notice Of The Adoption Be Given As Required By Statute.
- I. **Public Hearing** – Regarding Draft Community Development Project Area Plan For The South Station Community Development Project Area And Whether It Should Be Revised, Approved, Or Rejected. (Brian Preece & Don Tingey)
- J. Potential Action Item By **RDA** – (See VII.I.) **RDA Resolution 2008-11**. A Resolution Of The South Jordan Redevelopment Agency Passing Upon And Overruling Objections To The Draft Project Area Plan For The South Station Community Development Project Area Except Insofar As Such Objections Are The Basis For Modifications Of The Plan.
- K. Potential Action Item By **RDA** – (See VII.I.) **RDA Resolution 2008-12**. A Resolution Of The South Jordan City Redevelopment Agency Approving And Adopting The Draft Project Area Plan For The South Station Community Development Project Area As The Official Community Development Project Area Plan For The South Station Community Development Project Area.
- L. Potential Action Item By **RDA** – (See VII.I.) **RDA Resolution 2008-13**. A Resolution Of The South Jordan City Redevelopment Agency Approving And Adopting The Draft Budget For The South Station Community Development Project Area As The Official Budget For The South Station Community Development Project Area.
- M. Potential Action Item By **City Council** – (See VII.I.) **Ordinance 2008-16**. Adopting The South Station Community Development Project Area Plan, As Approved By The South Jordan City Redevelopment Agency, As The Official Community Development Project Area

Plan For The South Station Community Development Project Area, And Directing That The Notice Of The Adoption Be Given As Required By Statute.

- N. **Public Hearing** – Regarding Draft Community Development Project Area Plan For The Daybreak Commerce Park And Whether It Should Be Revised, Approved, Or Rejected. (Brian Preece & Don Tingey)
- O. Potential Action Item By **RDA** – (See VII.N.) **RDA Resolution 2008-14**. A Resolution Of The South Jordan City Redevelopment Agency Passing Upon and Overruling Objections To The Draft Project Area Plan For The Daybreak Commerce Park Community Development Project Area Except Insofar As Such Objections Are The Basis For Modifications Of The Plan.
- P. Potential Action Item By **RDA** – (See VII.N.) **RDA Resolution 2008-15**. A Resolution Of The South Jordan City Redevelopment Agency Approving And Adopting The Draft Project Area Plan For The Daybreak Commerce Park Community Development Project Area As The Official Community Development Project Area Plan For The Daybreak Commerce Park Community Development Project Area.
- Q. Potential Action Item By **RDA** – (See VII.N.) **RDA Resolution 2008-16**. A Resolution Of The South Jordan City Redevelopment Agency Approving And Adopting The Draft Budget For The Daybreak Commerce Park Community Development Project Area As The Official Budget For The Daybreak Commerce Park Community Development Project Area.
- R. Potential Action Item by **City Council** – (See VII.N.) **Ordinance 2008-17**. An Ordinance Adopting The Daybreak Commerce Park Community Development Project Area Plan, As Approved By The South Jordan City Redevelopment Agency, As The Official Community Development Project Area Plan For The Daybreak Commerce Park Community Development Project Area, And Directing That The Notice Of The Adoption Be Given As Required By Statute.

#### VIII. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS

\*\*Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

#### IX. OTHER BUSINESS

- A. Star Pointe Development Requests An Amendment To The Star Pointe Development Agreement Previously Approved By City Council. The Agreement Pertains To Property Located At Approximately 10400 South Between The Jordan River And South Jordan Gateway. (Klaire Gunn Representing Star Pointe Development)
- B. Potential Action Item – (See IX.A.)

#### X. FIRST READING REPORTS

No Council Action Will Be Taken On These Items – They Will Be Added To A Future City Council Agenda For Potential Council Action.

- A. Determining The City's Elected Officials' Cost Of Living Adjustment (COLA)

**CITY OF SOUTH JORDAN  
REDEVELOPMENT AGENCY MEETING**

I. General Business

A. Minute Approval

1. September 16, 2008

ADJOURNMENT

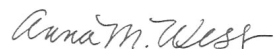
ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH                     )  
  : §  
COUNTY OF SALT LAKE         )

I, Anna M. West, do hereby certify that I am the duly appointed, qualified and acting City Recorder for South Jordan City, State of Utah, and do further certify that a true and correct copy of the South Jordan City Council Agenda for the meeting held on October 7, 2008 at 6:00 p.m. was posted at the South Jordan City Office located at 1600 W. Towne Center Drive, where the referenced meeting was held, at least 24 hours prior to such meeting. The agenda was also posted at the South Jordan Library located at 10673 S. Redwood Road, at the South Jordan Fire Station #61 located at 10758 South Redwood Road, at the South Jordan Fire Station #62 located at 4000 West South Jordan parkway, at the South Jordan Post Office located at 10102 South Redwood Road, at [www.sjc.utah.gov](http://www.sjc.utah.gov). I also certify that a true and correct copy of the South Jordan City Council Agenda was provided to the media at least 24 hours prior to such meeting, specifically the Desert News, the Salt Lake Tribune and the South Valley Journal and has been posted to the Utah Public Notice Website <http://www.utah.gov/pmn/index.html> .

Dated this 3<sup>rd</sup> day of October, 2008.



Anna M. West, City Recorder  
City of South Jordan, State of Utah